

**TOWN OF DAVIE**  
**PLANNING AND ZONING DIVISION**  
**PLANNING REPORT**

July 10, 1999

**SITE PLAN:** Nations Rent Phase III SP 5-9-99

**APPLICANT:** **Petitioner:** Larry Peters / Nations Rent  
**Owner:** 95 WHSE, Inc.

**ANALYSIS:** **Land Use/Zoning:** Industrial / M4 (County)  
**Location:** 6580 State Rd. 84

The applicant is requesting approval of a 59,840 square foot three story office building, a 7,500 square foot maintenance building, associated parking and landscaping, all part of the phase 3 construction of the Nations Rent equipment rental facility. The overall site is 10.1 acres with a total of 32 percent open space.

Three hundred forty three parking spaces are required with three hundred sixty four provided.

The building colors will match the previously approved phase two building using the corporate white, black and yellow color scheme. Building materials will incorporate black metal siding and white stucco walls. Wall signage will be fastened to the upper fascia of the building displayed on the north, east and west elevations.

The landscape plan indicates Live Oak, Mahogany, Sabal Palms, and cocoplum along the perimeters. Foxtail palms, Montgomery palms, and Tabebuias are positioned along the facades of the building with Mahogany, Live Oak, and Gumbo Limbo's proposed in the parking area.

The site plan, landscaping, and signage are in conformance with Town Code Requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION: APPROVAL.**  
subject to the following prior to the issuance of a building permit.

1. Providing a 6' masonry wall around the vehicular storage area per section 39-1056 (4) of the Forman Agreement.
2. Coordinating the dimensions of the wall signage on the elevations with the signage details.
3. Widening the parking island west of the maintenance building to 10'.

4. Showing all proposed fencing on the Site Plan.
5. Providing shrubs or groundcover in the parking islands where there are proposed trees.
6. Verify the number of palm species noted in the landscape calculations with the number on the plans.
7. Replace sod with 1/2" -3/4" gravel in the fuel island.
8. Approval of the Photometric Lighting Plan by the Engineering Department.
9. Providing signed and sealed landscape plans and specifications by a Florida registered Landscape Architect.
10. Providing landscape islands on the north and south sides of the maintenance building.
11. Approval of the site plan from the Engineering department.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report items one through 11, with the addition that the site plan elevations conform with the floor plan being proposed and that adjustments be made to the first floor landscape plan [A1.1 sheet of the plans] as well as the architectural plans

EXISTING ZONING: M4

LAND USE DESIGNATION: Industrial

TOWN OF DAVIE USE ONLY  
SITE PLAN NO. SP5-9-99  
FEE \$1880.00  
RECEIPT NO. 7563

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks Payable to TOWN OF DAVIE

DATE FILED: 5/4/99

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: \_\_\_\_\_

FLOOR AREA: 67,500 sq ft  
2 story

NO. OF UNITS: \_\_\_\_\_

PETITIONER: George McKee  
Larry Peters/NationsRent

ADDRESS: 450 E Las Olas Blvd, Ft. Lauderdale  
FL 33301

PHONE: 954-759-5827

RELATIONSHIP TO PROPERTY: Tenant

OWNER: 95 WHSE, Inc.

ADDRESS: 3121 West Hallandale Beach Blvd. #102, Pembroke Pines, FL 33009

PROJECT NAME/SUBDIVISION NAME: NationsRent PHASE III

PROJECT ADDRESS: 6580 St Rd. 84

LEGAL DESCRIPTION: Parcel "A" of COLLEGE PARK AVENUE PLAT, Plat Book 143,  
Page 43, Broward County, Florida

**ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE**

**OFFICE USE ONLY**

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS \_\_\_\_\_

APPROVE AS TO FORM: [Signature] DATE: 5/5/99

DEVELOPMENT REVIEW COMMITTEE DATE: 5/25/99

SITE PLAN COMMITTEE MEETING DATE: \_\_\_\_\_

TOWN COUNCIL MEETING DATE: \_\_\_\_\_

SAM JAZAYRI  
**OWNER'S NAME(S)**  
S. Jazayri  
**OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)**  
3121 W. Hallandale Beach Blvd., Suite 102  
**ADDRESS**  
Lauderdale Pines, FL 33009  
**CITY, STATE, ZIP**  
954-981-1154  
**PHONE**

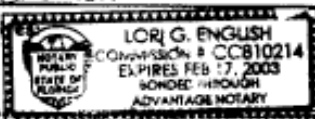
The foregoing instrument was acknowledged before me this 23 day of April, 1999 by Sam Jazayri, President of GS whose proxy who is personally known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

**NOTARY PUBLIC:**

Sign: Lori G. English  
 Print: LORI G. ENGLISH

My Commission Expires \_\_\_\_\_



Larry Peters  
**PETITIONER'S NAME**  
[Signature]  
**PETITIONER'S SIGNATURE**  
450 E. Las Olas Blvd.  
**ADDRESS**  
Ft. Lauderdale, FL 33301  
**CITY, STATE, ZIP**  
954-759-5827  
**PHONE**

The foregoing instrument was acknowledged before me this 4 day of MAY, 1999 by LARRY PETERS who is personally known to me or who has produced \_\_\_\_\_

as identification and who did take an oath.

**NOTARY PUBLIC:**

Sign: Kathleen Armstrong  
 Print: KATHLEEN ARMSTRONG

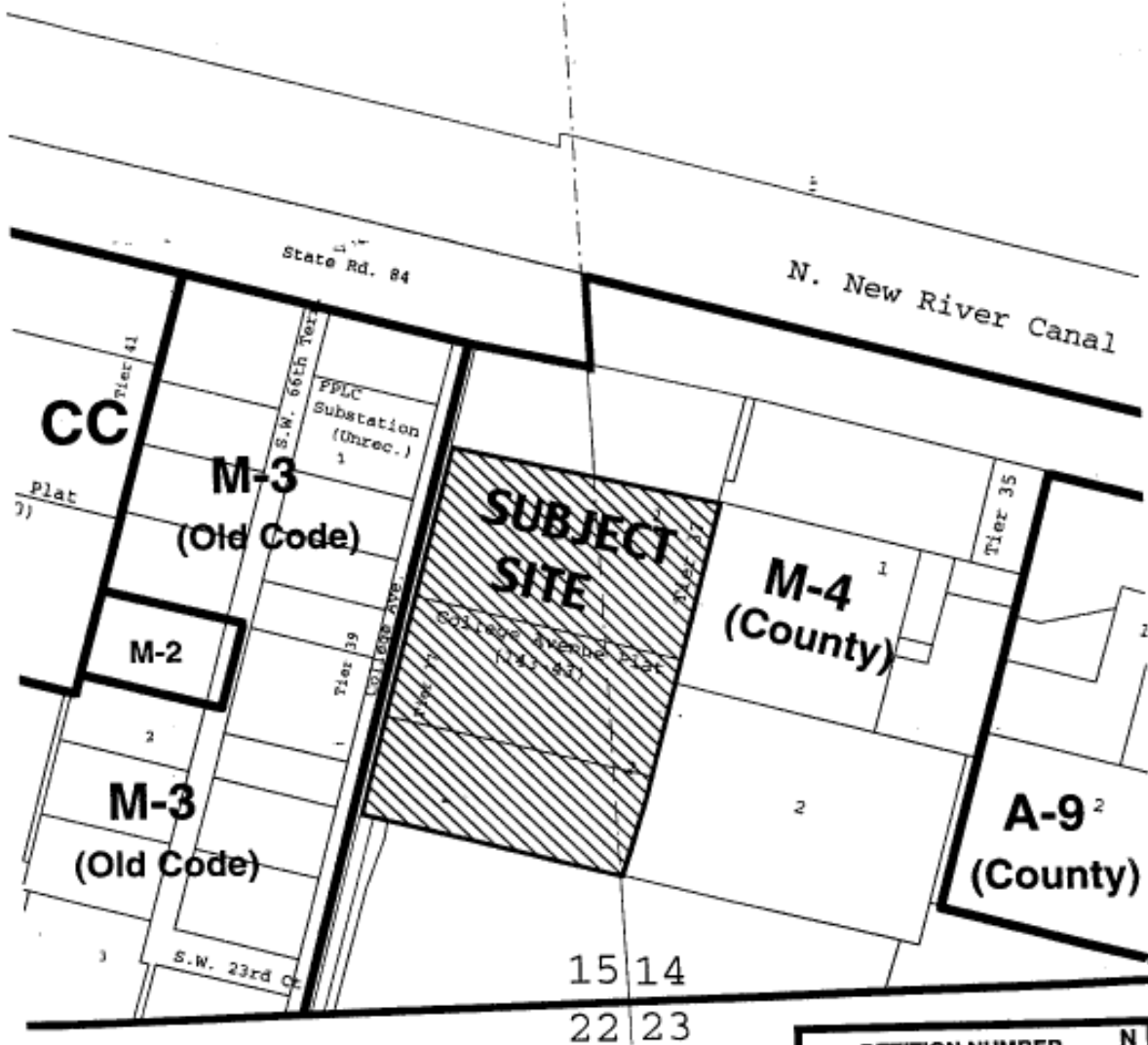
My Commission Expires \_\_\_\_\_



OFFICE USE ONLY

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PETITION NUMBER		N
SP 5-9-99		4
PREPARED 5/18/99		Scale: 1"= 300'
BY THE PLANNING & ZONING DIVISION		

